



# Inclusionary Zoning

## Frequently Asked Questions

The DC Department of Housing and Community Development (DHCD) manages the Inclusionary Zoning (IZ) program. Here is a frequently asked questions (FAQ) sheet which can address some of your concerns and questions. If you have any questions, email [IZ.ADU@dc.gov](mailto:IZ.ADU@dc.gov).

### 1. How do I find affordable housing?

- Visit [www.dchousingsearch.org](http://www.dchousingsearch.org)
- Click on a listing to learn more about a unit and how to apply.
- All affordable units are required to be listed there, and should include a red “R”, indicating income restricted. IZ units will also have a blue & white “IZ” icon.
- If you find a listing that’s not accurate or up-to-date, please click the ‘Report an issue’ link to notify the company managing the website.

### 2. What is Inclusionary Zoning (IZ)?

- It is an affordable housing program that requires most new developments to set aside a percentage of units as affordable.
  - The rents and purchase prices of those units are limited based on published prices.
  - IZ units are both rental and sale throughout the District.
- **Note\*\*\*: All IZ units must go through a lottery or random selection process when they first become available.**
  - If that lottery is not successful, the property may choose to have additional lotteries or find tenants/buyers outside of the lottery process. IZ units outside of the lottery process are rare, but should be listed on [www.dchousingsearch.org](http://www.dchousingsearch.org) as ‘non-lottery IZ’. Non-lottery units will have contact information for the property – you may contact them directly and ask about availability and/or property-specific waiting lists.

### 3. How do I know if my income qualifies for IZ?

- Households earning 50%, 60%, or 80% of the Median Family Income (MFI) are eligible for IZ units. However, households outside this range, such as those earning 30%, 100%, or 120% of MFI, may qualify for other non-IZ affordable units.
- [CLICK HERE](#) to access information on income qualifications at the 50%, 60%, and 80% MFI levels based on household size.

# Inclusionary Zoning FAQ

## 4. What are the requirements to be eligible for Inclusionary Zoning (IZ)?

- a. You cannot be a full-time college or university student.
- b. Minimum income:
  - \$27,350 a year to rent (unless you have a voucher or subsidy).
  - No minimum to buy (but must qualify for a mortgage and must take an additional 8-hour homebuyer course - the IZ program honors the same 8-hour homebuyer course as the HPAP program, also on the DHCD website).
- c. Must be under the maximum income which varies by the number of people who will live in the IZ unit.
  - 1 person - \$85,200
  - 2 people - \$97,350
  - 3 people - \$109,500
  - 4 people - \$121,700
  - 5 people - \$133,850
  - 6 people - \$146,000
  - 7 people - \$158,200
  - 8 people - \$170,350

## 5. How do I apply for Inclusionary Zoning?

- a. You must attend an orientation and then register online.
- b. [CLICK HERE](#) to view a list of community-based organizations (CBOs) offering orientation classes and how to register for each session.
- c. After completing the orientation class, you will receive a confirmation email within a week with a certificate.
- d. You'll need your certificate number to register and enter lotteries.
- e. [CLICK HERE](#) to register for IZ.

**Note\*\*\*\*: You must complete this form to successfully register for the IZ Program.**

- f. After successfully registering for IZ, you can expect emails from DHCD about available units that match your income and household size, inviting you to join a lottery.
  - i. Please read the email carefully and click on the link in the email to enter any drawings that are of interest.
  - ii. Please check your email 1-2 times each week, including your "junk" and "spam" folders for new lottery invitations.

# Inclusionary Zoning FAQ

## How do I apply for Inclusionary Zoning? (cont'd).

- g. To view properties that participate in the IZ and Affordable Dwelling Unit (ADU) programs as well as other affordable unit options, please visit [www.dchousingsearch.org](http://www.dchousingsearch.org).
- h. Most IZ units and ADUs may only be rented or purchased through the lottery process, but any units listed on [www.dchousingsearch.org](http://www.dchousingsearch.org) as 'Non-lottery IZ/ADU' may be able to accept applications outside of the lottery process.
- i. To continue your initial registration beyond the initial two years, you will need to re-take the IZ orientation before your two-year certificate expires and complete a new registration form by visiting [dhcd.dc.gov](http://dhcd.dc.gov).

## 6. About the IZ orientation (IZO) class and where to go to register for the class

- a. [CLICK HERE](#) to access a list of Community-Based Organizations (CBOs) and which classes they offer. See the FAQ below for more information:

### b. Length of classes

- The IZO is a one-time session that typically lasts two hours and it is required for participation in the IZ program. Most of these 2-hour sessions take place online and a link to attend the session will be provided via email once you have successfully registered for the class.

**Note\*\*\*\*** you must take a new class every two years and update your registration to remain registered.

- IZ also offers a homeownership class (the same class required by HPAP), which typically lasts 8 hours for people interested in buying an IZ home. This session also takes place online and a link to attend the session will be provided via email once you have successfully registered for the class.

**Note\*\*\*\*** you must take a new class every two years and update your registration to remain registered.

### c. About the IZ Certificates

- i. The CBOs will provide the certificate upon completion of the class and each certificate is valid for two years.

# Inclusionary Zoning FAQ

## 7. How long does it take to get an IZ unit?

- We cannot estimate how long it may take as most units are available only through the random lottery process.
- Not everyone will be selected for a unit. Even if you are selected, it might happen within a few months, or the wait time could be several years.
- This is not an emergency housing program. For emergency shelter, contact the DC Shelter Hotline at (202) 399-7093.
- Lotteries occur as homes/units become available. There is no set schedule.
- **New information?** If your information changes (income, household members, etc.) let us know at [iz.adu@dc.gov](mailto:iz.adu@dc.gov) or 202-442-7221 or complete a new registration.
- **Other housing options?** Try [www.dchousingsearch.org](http://www.dchousingsearch.org) and follow the directions for each listing.

## 8. After Renting or Purchasing an IZ Home

- Households living in an IZ home **may not** rent out or sublet any part of the IZ home for any length of time.
- Renters of an IZ home must prove residency, household size, and income each year.
- Owners of an IZ home must prove that the home is their primary residence each year.
- Owners of an IZ home who wish to sell/refinance must submit a [Resale Price Request](#) to DHCD and wait for a pricing letter.

## 9. I am homeless/a veteran/pregnant/other special factor/need to move next month, can I get a unit now?

- The IZ program uses a random selection process based on household size & income. There are no special preferences other than living in DC or working in DC, which affect ranking once you are randomly selected.
- The IZ program is not an emergency housing program. For emergency shelter, contact the DC Shelter Hotline at (202) 399-7093.
- For other housing options, visit [www.dchousingsearch.org](http://www.dchousingsearch.org).

## 10. I'm 1 person. Can I buy or rent a 3-bedroom unit or a house?

- No. Units are based on your “household size” (the number of people in your household) and you must have at least one person per bedroom.
- 1 person households are eligible for studio or 1-bedroom apartments or condos. If there is also a den, that is a bonus room (it is not counted as a bedroom).